003.0	0004	0008.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,039,500	/	1,039,500
USE VALUE:	1,039,500	/	1,039,500
ASSESSED:	1,039,500	/	1,039,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		VARNUM ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CIAMPA MICHAEL JOSEPH
Owner 2:	CIAMPA JODI LYNN
Owner 3:	
Street 1:	27 VARNUM ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CIAMPA MICHAEL -
Owner 2:	-
Street 1:	27 VARNUM ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1912, having primarily Vinyl Exterior and 3726 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 15 Rooms, and 6 Bdrms.

D.O.D. Dat

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	4500.000	595,500		444,000	1,039,500
Total Card	0.103	595,500		444,000	1,039,500
Total Parcel	0.103	595,500		444,000	1,039,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 278.99 | /Parcel: 278.9

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	3052
GIS Ref	
GIS Ref	
Insp Date	08/31/17

!304!

PREVIOUS ASSESSMENT

Parcel ID: 003.0-0004-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	595,500	0	4,500.	444,000	1,039,500	1,039,500	Year End Roll	12/18/2019
2019	105	FV	455,500	0	4,500.	471,800	927,300	927,300	Year End Roll	1/3/2019
2018	105	FV	455,500	0	4,500.	344,100	799,600	799,600	Year End Roll	12/20/2017
2017	105	FV	425,700	0	4,500.	299,700	725,400	725,400	Year End Roll	1/3/2017
2016	105	FV	425,700	0	4,500.	255,300	681,000	681,000	Year End	1/4/2016
2015	105	FV	380,300	0	4,500.	249,800	630,100	630,100	Year End Roll	12/11/2014
2014	105	FV	355,300	0	4,500.	205,400	560,700	560,700	Year End Roll	12/16/2013
2013	105	FV	369,200	0	4,500.	195,400	564,600	564,600		12/13/2012

PRINT

Date	Time
12/10/20	16:07:34

LAST REV

Date	Time
10/08/20	11:00:06
mmcmakin	
304	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CIAMPA MICHAEL,	1562-170		9/17/2020	Convenience	1	No	No		D.O.D. Thomas Ciccolo 12/26/1986.
CICCOLO THOMAS	1441-85		9/3/2013	Estate/Div	750,000	No	No		
	861-198		5/29/1975		48,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/18/2013	1696	Alterati	20,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
8/31/2017	MEAS&NOTICE	HS	Hanne S
3/4/2014	Info Fm Prmt	EMK	Ellen K
5/21/2009	Info At Door	189	PATRIOT
12/14/1999	Meas/Inspect	264	PATRIOT
9/23/1999	Mailer Sent		
9/23/1999	Measured	267	PATRIOT
8/27/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	3052
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		4500		Sq. Ft.	Site		0	80.	1.23	1									443,999						444,000	

Total AC/HA: 0.10331 | Total SF/SM: 4500 | Parcel LUC: 105 | Three Fam. | Prime NB Desc: ARLINGTON | Total: 443,999 | Spl Credit | Total: 444,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	3	Total:	3
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1912	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:	1	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.93180346
Const Adj.:	0.99960202
Adj $ / SQ:	158.344
Other Features:	152500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	809082
Depreciation:	213598
Depreciated Total:	595484

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	15	BRs:	6	Baths:	3	HB					

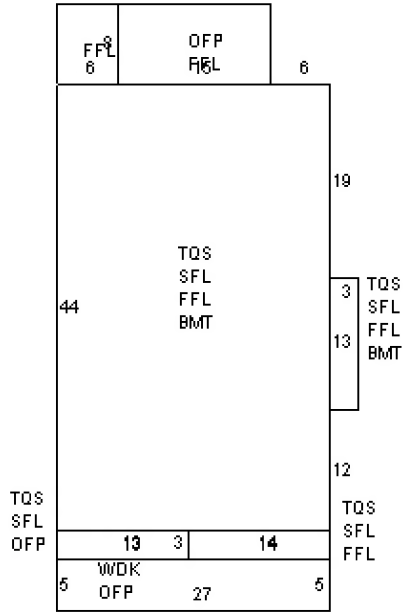
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	2	
1	4	2	
Totals			
3	15	6	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	158.34
Special Features:	0	Val/Su Net:	110.65
Final Total:	595500	Val/Su SzAd	159.82

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,437	158.340	227,540
SFL	Second Floor	1,308	158.340	207,113
BMT	Basement	1,227	47.500	58,286
TQS	3/4 Story	981	158.340	155,335
OFP	Open Porch	294	22.100	6,498
WDK	Deck	135	13.400	1,809

Net Sketched Area:	5,382			Total:	656,581
Size Ad	3726	Gross Are	5709	FinArea	3726

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

003.0-0004-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	